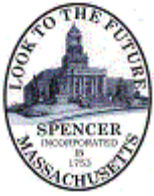


# Conservation Commission – Town of Spencer

## *Minutes*



Conservation Commission Meeting  
Wednesday, May 28, 2014 at 7:00 PM  
Town Hall, McCourt Social Hall

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The Meeting was opened at 7 p.m.

Commissioners Present: Mary McLaughlin, Dana Reed, Warren Snow, John Haverty, James Bouley

Commissioners Absent: Margaret Emerson

Staff present: Margaret Washburn

**Minutes Approved:** April 23, 2014 – Tabled to June 11, 2014  
May 14, 2014 – Tabled to June 11, 2014

**Signed:** Order of Conditions, 25 Thompson Pond Road  
Order of Conditions, 130 West Main Street

**7:15 p.m. Opened the Continuation of Public Hearing for Notice of Intent for Kristian Rondeau**

**Property: 40 South Spencer Road, Spencer, MA DEP#293-0822**

*At the request of the applicant, the hearing has been continued to June 25, 2014.*

**7:20 p.m. Opened the Public Meeting for Request for Determination of Applicability for JAD Realty Trust**

**Property: 401 Main Street, Spencer, MA**

Wayne Belec, from Waterman Design, presented the project along with Todd Davis, Practice Manager. Mr. Belec said this is a local resource area bylaw filing. There is a 600 square-foot pond that is stocked with goldfish on an abutter's property (Mr. Caissie, 397 Main Street). The project is currently before the Planning Board. The Planning Board is drafting a conditional approval. The Zoning Board has issued two Special Permits. Mr. Belec said an application will be submitted to Mass Highway and to NPDES. Mr. Belec provided a copy of the Operation and Maintenance Plan in the RDA filing. Lenard Engineering has signed off on all the stormwater issues.

The property currently has a 2,400 square-foot building. The east water line serving the building comes in from the rear of the lot. Mr. Belec said that two lots will be created. Each lot has approximately 100 feet of frontage. One lot is 26,000 square feet and the

other is 60,000 square feet. The lots are below impervious surface limits set by zoning. The new building will be a barn-style building located on the ridge. Mr. Caissie's property is commercially zoned. Runoff to Mr. Caissie's land is being minimized by adding a detention basin with a sediment forebay and two level spreaders will slow down the runoff. Mr. Belec said the runoff flow used to be concentrated onto Mr. Caissie's property. Roof runoff from the new building will be recharged. French drains are associated with the level spreaders to increase infiltration. Mr. Belic said that during frequent storms, Mr. Caissie's property will no longer be inundated. Also, a new septic system will be installed up gradient of the building.

Mr. Belec said they would like to start construction by the end of the summer. Ms. Washburn requested that the SWPPP reports be emailed to her.

*A motion for a Negative Determination (Snow/Bouley) passed 6/0.*

### **Other Business:**

**Wetland Marker Condition:** The following condition will be used in the Order of Conditions if Wetland Markers are required:

Reinforced concrete monuments, four feet long with a cross-section of 4 inches by 4 inches shall be installed at each wetland flag following the wetland line and at any property line intersection. Each monument shall be buried three feet thereby providing a one-foot elevation above finished grade level. A "Protected Wetland Boundary" marker supplied by the Spencer Conservation Commission shall be installed on the top surface of the monument. Each marker shall be attached by at least two masonry nails or other method approved by the commission. The number and location of monuments may be changed at the discretion of the Commission. (As per noted on the approved plan dated...)

**25 Thompson Pond Road:** The Commission will do a site visit on Tuesday, June 3<sup>rd</sup> at 4 p.m.

**397 Main Street:** The Commission had seen some disturbance within the buffer zone. Mr. Caissie said every year he moves his debris into a big pile. There are pieces of pallets there on the huge pile of yard waste which is very close to the BVW. Mr. Caissie said he has no intention of pushing the pile closer to the BVW. Mr. Snow said, if Mr. Caissie wants to do further disturbance in the buffer zone, he will need a permit.

**Potential Commissioner:** Erik Peterson came in and met with the Commission. He said he may want to join the Commission. He currently works for DCR on Asian Longhorn beetles.

**26 Laurel Lane:** Ms. Washburn said an Order of Conditions was issued. Mr. Barrell's neighbor, Jodi Bolafka, appealed the Order of Conditions to DEP. DEP told Mr. Barrell if the plan is revised, he has to file an amendment with the Conservation Commission and notify Ms. Bolafka of the revision.

Mr. Barrell explained the revisions to the Commission. He said he is not moving the septic system. He is potentially going to extend the addition and the shed will be moved next to the septic. He is also proposing another wall near the patio because the existing wall is failing. There was a proposed system for runoff, but that system has been eliminated. There is an existing drainage system but Mr. Barrell doesn't know where it is. Ms. Washburn will show Steve Tyler the plan.

**Commissioner Re-Appointment:** Mr. Snow said he received a letter from Adam Gaudette regarding Mr. Snow's re-appointment. Mr. Snow said his concern is he is taking up a spot on the Commission from someone else that can attend the meetings more often. Ms. McLaughlin asked Mr. Snow to stay. Mr. Snow will tell Adam that the Commission wants him re-appointed.

**Site Visits:** The Commission will do site visits on June 3<sup>rd</sup> at 3 p.m.

Mr. Snow will not be at the August 27<sup>th</sup> and the September 10<sup>th</sup> meetings. Ms. Washburn will not be at the June 11<sup>th</sup> and the June 25<sup>th</sup> meetings. Mr. Reed will open and close town hall for the June 11<sup>th</sup> meeting and Mr. Haverty will open and close town hall for the June 25<sup>th</sup> meeting.

**36 Clark Road:** Ms. Washburn issued a NOV for soil disturbance/vegetation removal in the buffer zone to a stream. Photos are in the file. Mr. Mader was required to cease and desist all work and attend tonight's meeting. Mr. Mader did not show up. Ms. Washburn will give him a little more time.

New Applications:     Briarwood Lane, NOI  
                                    45 Lambs Grove, RDA

*A motion to adjourn the meeting at 8:37 p.m. (Reed/Snow) passed 5/0.*

Respectfully submitted by:

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Lisa Daoust, Senior Clerk  
Development & Inspectional Services

Documents reviewed at the 5/28/14 Spencer Conservation Commission meeting:

Agenda for the 5/28/14 meeting

Margaret's report dated 5/28/14

Continuance request for 40 South Spencer Road (signed)

Revised plan for 26 Laurel Lane

Inspection report and photographs of 397 Main Street

Draft Standard Orders of Conditions from the Town of Oxford

RDA file for 401 Main Street, including Negative Determination (signed)

Order of Conditions, 25 Thompson Pond Road (signed)

Order of Conditions, 130 West Main Street (signed)